

BRA

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Allen &
Major
Associates

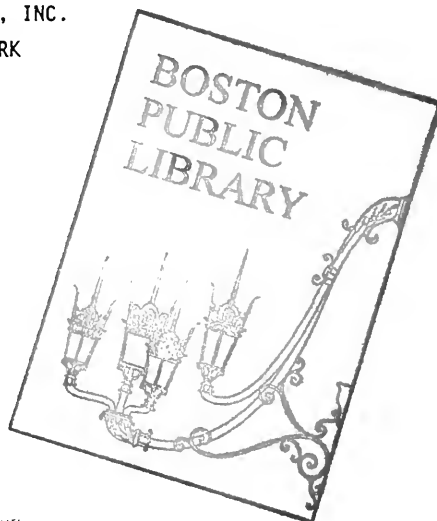
400 West Cummings Park
Suite 5050
Woburn, MA 01801
617 935 6889

ENGINEERING REPORT
ON
DISCONTINUANCE OF PORTIONS OF
PINE STREET AND MARGINAL ROAD

PREPARED FOR
ASIAN COMMUNITY DEVELOPMENT CORPORATION
and
CHINESE ECONOMIC DEVELOPMENT COUNCIL

PREPARED BY
ALLEN & MAJOR ASSOCIATES, INC.
400 WEST CUMMINGS PARK
SUITE 5050
WOBURN, MA 01801

FEBRUARY 1992





ENGINEERING REPORT ON
DISCONTINUANCE OF PORTIONS OF PINE STREET AND MARGINAL ROAD

Purpose:

To permit development of Boston Redevelopment Authority's (BRA) Parcel R3-B northerly of New Pine Street, BRA's Parcel R3-A2 southerly of New Pine Street and BRA's Parcel R3-A1 easterly of New Pine Street. Also, to establish a new Pine Street southerly 30 feet from the northerly line of Parcel R3-A2 between Washington Street and the remaining portion of Pine Street.

Traffic:

Pine Street is in poor condition and has very little vehicular traffic. Washington Street, Oak Street, Harrison Avenue and Marginal Road are used as the main traveled ways for this area.

Transportation Department:

Prior to any construction within the discontinued area of Pine Street, the remaining portion of Pine Street should be extended through to Maple Place ensuring the continued use by local traffic and emergency vehicles.

Prior to any construction on Parcel R3-A2, a new design for the realignment of Marginal Road should be completed to ensure that the proper width of the road can be maintained for traffic flow between Harrison Avenue and Washington Street (see attached letter).

Abutters:

The only abutter to the discontinued areas of Pine Street and Marginal Road is the BRA.

Utilities:

Available information indicates that the 6-story brick building on Parcel R3-B is serviced by utility lines from Washington Street. Since there are no other abutting buildings, Pine Street can be discontinued. Water, gas, electric and sewer lines in Pine Street will be abandoned.

The area of Marginal Road to be discontinued was used for columns for the overhead MBTA tracks which have been removed. This area contains only a very small strip of traveled roadway and is mostly used as a pedestrian walkway.

The utilities in this area consist of one (1) electrical handhole, one (1) BTPD box, one (1) precast street light, one (1) catch basin and a drain line crossing the easterly corner of the proposed discontinuance. These utilities should be relocated within the proposed new right-of-way of Marginal Road.

All new developments should be serviced by Washington Street, Marginal Road or new Pine Street, and no utility easements should be needed.

Water

A 6-inch low service water main should be installed in the proposed new Pine Street, replacing the 6-inch low service water main to be abandoned.

The new water main will connect the existing water main on Washington Street with the existing water main in the remaining portion of Pine Street.

The fire hydrant in Pine Street should be moved out of the discontinued area and into the right-of-way of New Pine Street.

New Pine Street will require a Drainage Plan (see attached letter).

Sewer

The 16 inch x 18 inch sanitary sewer line and manhole will be abandoned in the discontinued area of Pine Street. A new sewer manhole should be constructed over the remaining 16 inch x 18 inch sewer line in Pine Street east of the discontinued portion of Pine Street (see attached letter).

DPW - Street Lighting

The precast street light and electric handhole should be moved within the new right-of-way of Marginal Road. The City of Boston has no existing street lighting units within the Pine Street discontinuance area (see attached letter).

Private

The Boston Gas Company reports that the 4 inch low pressure gas main in Pine Street will be cut off and abandoned at the time of discontinuance. The Boston Gas Company also reports no objections to the Marginal Street discontinuances (see attached letter).

Cablevision of Boston has no objections to the discontinuances (see attached letter).

New England Telephone has no objections to the discontinuances (see attached letter).

Boston Thermal Energy Corporation has no objection to the discontinuances (see attached letter).

Boston Edison Company has no objections to the discontinuances (see attached letter).

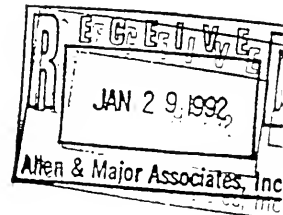
Fee Study:

The fee in Pine Street and Marginal Road is owned by the City of Boston. The fee in the portion of Pine Street to be discontinued will be incorporated into BRA's Parcels R3-B and R3-A2. The fee in the portion of Marginal Road to be discontinued will be incorporated into BRA's Parcel R3-A2.

There are no abutting Land Court parcels.

Boston

Raymond L. Flynn, Mayor



January 9, 1992

Mr. Jerry Plotkin, Asst. Project Manager
Allen & Major Associates
400 West Cummings Park - Suite 5050
Woburn, Massachusetts 01801

Re: A&M Project #886-01 - Discontinuance of Portions
of Pine St. & Marginal Rd., Boston

Dear Mr. Plotkin:

Thank you for your letter regarding A&M Project 886-01 concerning the discontinuance of portions of Pine Street and Marginal Road. The Transportation Department has been aware of this project for some time, mainly by communications made directly through our former Traffic Engineering Director, Robert Drummond. Mr. Drummond retired on January 7, 1992 and Richard Loring is assuming his responsibilities in the interim.

The proposed discontinuance of certain portions of Pine Street and Marginal Road will require relocation of equipment/utilities that are owned and operated by this Department. Also of importance to this Department will be the final width of Marginal Road and whether or not the existing island on Marginal Road will be moved or completely relocated. These concerns must be addressed by you and must be approved by this Department before any work is allowed to commence.

Enclosed is a copy of a plan that shows the location of equipment and its relationship to the proposed land taking. The plan area shows the existing traffic island previously discussed.

In regard to the Pine Street discontinuance and relocation, it is imperative that abutters and emergency vehicles be able to access the area until such time that the proposed new Pine Street be opened. The particulars of any matters relating to the construction of this project will be explained in great detail.

Richard A. Dimino, Commissioner, Transportation Department
City of Boston/City Hall Square/Boston, MA 02201



A&M Project #886-01 - Discontinuance of Portions of Pine St. &
Marginal Rd., Boston (cont.)

when the developers meet with Mr. Loring to discuss traffic management for this project. Mr. Loring can be reached at 725-4675 or 4676. Any proposal for discontinuance of streets with the City is subject to approval by the Public Works Public Improvement Commission.

Please do not hesitate to contact this Department if you have any questions or need further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard A. Dimino", written over a horizontal line.

Richard A. Dimino
Commissioner

RAD:RWH:mcs
Enc.
1732

Boston Water and
Sewer Commission

425 Summer Street
Boston, MA 02210-1700
617-330-9400
Fax 617-330-5167

DEC 26 1991



December 24, 1991

Mr. Jerry Plotkin
Assistant Project Manager
Allen and Major Associates, Inc.
400 West Cummings Park, Suite 5050
Woburn, MA 01801

Re: A&M Project #886-01
Discontinuance of Portions of
Pine Street & Marginal Road

Dear Mr. Plotkin:

We have reviewed your letter and maps in regard to the above project.

The discontinuance of Pine Street will impact a 6-inch water main (shown as a 16-inch on your plans) and a 16-inch X 18-inch sanitary sewer. In order to maintain our sanitary sewer service in this area, a new sanitary sewer manhole should be constructed as indicated on the attached plan and the portion of the sanitary sewer to the West of the manhole abandoned. The 6-inch water main should be abandoned from where it connects to the 16-inch water main on Washington Street to a point beyond the line of discontinuance on Pine Street. The existing fire hydrant on Pine Street (not shown on your plan) should be relocated so as to remain in the public way. These proposed necessary alterations are shown on the attached plan.

We will provide comments regarding the proposed discontinuance in the area of Marginal Road when an updated plan is sent to us.

Should you have any further questions, please do not hesitate to contract Mr. Thomas Daly at 330-9400, extension 431.

Very truly yours,

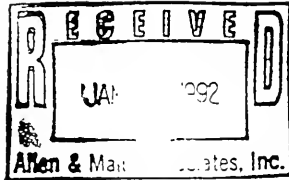
Stephan P. Shea, P.E.
Director of Engineering Design

SPS/TD/mo

Enclosure

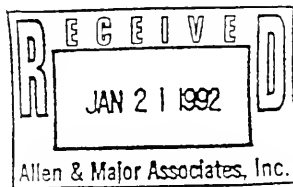
**Boston Water and
Sewer Commission**

425 Summer Street
Boston, MA 02210-1700
617-330-9400
Fax 617-330-5167



January 17, 1992

Mr. Jerry Plotkin
Assistant Project Manager
Allen and Major Associates, Inc.
400 West Cummings Park, Suite 5050
Woburn, MA 01801



Re: A&M Project #886-01
Discontinuance of Portions of
Pine Street & Marginal Road

Dear Mr. Plotkin:

I refer to your recent transmittal and drawing number C-1 in regard to the above mentioned project.

It appears from the plan that major redevelopment is planned for this area and that a portion of Pine Street will be relocated and continue to connect Harrison Avenue to Washington Street. This was not apparent in your previous correspondence in regard to the project.

In view of the additional information we modify our comments of December 24, 1991.

A new water main for fire protection should be installed in the relocated portion of Pine St. connecting existing water main on Washington Street to the existing water main in the remaining portion of Pine St.

The new street will also require a drainage plan which can be submitted in the street layout plan or with the site plan for the new development. A new sanitary sewer line is not required for the new street unless needed for the new development.

Should you have any further questions, please do not hesitate to contact Mr. Thomas Daly at 330-9400, extension 431.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Stephan P. Shea".

Stephan P. Shea, P.E.
Director of Engineering Design
Enclosure

Boston

Memorandum

December 26, 1991

Allen & Major Associates
400 West Cummings Park
Suite 5050
Woburn, Mass. 01801

Attn: Mr. Jerry Plotkin

Re: Discontinuance of Pine Street and Marginal Road, Boston

Gentlemen,

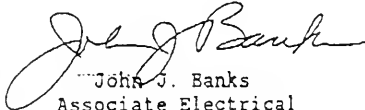
In response to your transmittal, concerning the street lighting facilities in the area of discontinuance, we wish to inform you of the following:

Pine Street - In the area of discontinuance on Pine Street, the City of Boston has no existing street lighting units. There is, however, one existing Boston Edison Co. street light that will be discontinued when the street is abandoned. We understand that when this portion of Pine Street is discontinued, Maple Street will be lengthened to connect to Pine Street beyond the discontinued portion. A new cityowned lighting system will be required on the proposed street.

Marginal Road @ Washington Street - We have attached plans of the existing City of Boston street lighting facilities that are within the limits of your work. If relocation of our facilities becomes necessary, we will require that all costs be borne by the petitioner and the actual relocation be completed by the petitioner's contractor, with our supervision.

If you have any further questions concerning this matter, please contact this office.

Sincerely,



John J. Banks
Associate Electrical
Engineer



Boston Gas Company
201 Rivermoor Street
Boston, Massachusetts 02132
Telephone (617) 323-9210

Mr. Jerry Plotkin
Allen & Major Associates
400 West Cummings Park
Suite 5050
Woburn, MA 01801

December 13, 1991

RE: BOSTON - DISCONTINUANCE OF PORTIONS OF PINE STREET
AND MARGINAL ROAD - A&M PROJECT #886-01

Dear Mr. Plotkin:

In response to your letter dated December 9, 1991 regarding the above project, I have the following comments:

Pine Street - We have a 4" cast iron low pressure gas main in the area of the proposed discontinuance which will be cut off and abandoned at the time of discontinuance.

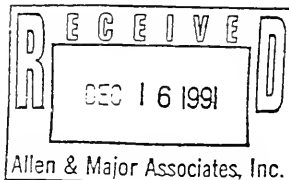
Marginal Street - There are no gas facilities within the area of the proposed discontinuance.

If you have any questions, please call me at (617) 323-9210 extension 428.

Very truly yours,


David F. Reilly
Project Engineer

DFR/tcc



December 11, 1991

Mr. Jerry Plotkin
Assistant Project Manager
Allen & Major Associates
400 West Cummings Park, Suite 5050
Woburn, MA. 01801

Dear Mr. Plotkin:

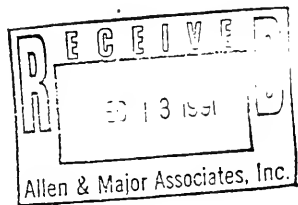
Cablevision of Boston has reviewed your proposed discontinuance areas on Pine Street and Marginal Street in Boston.

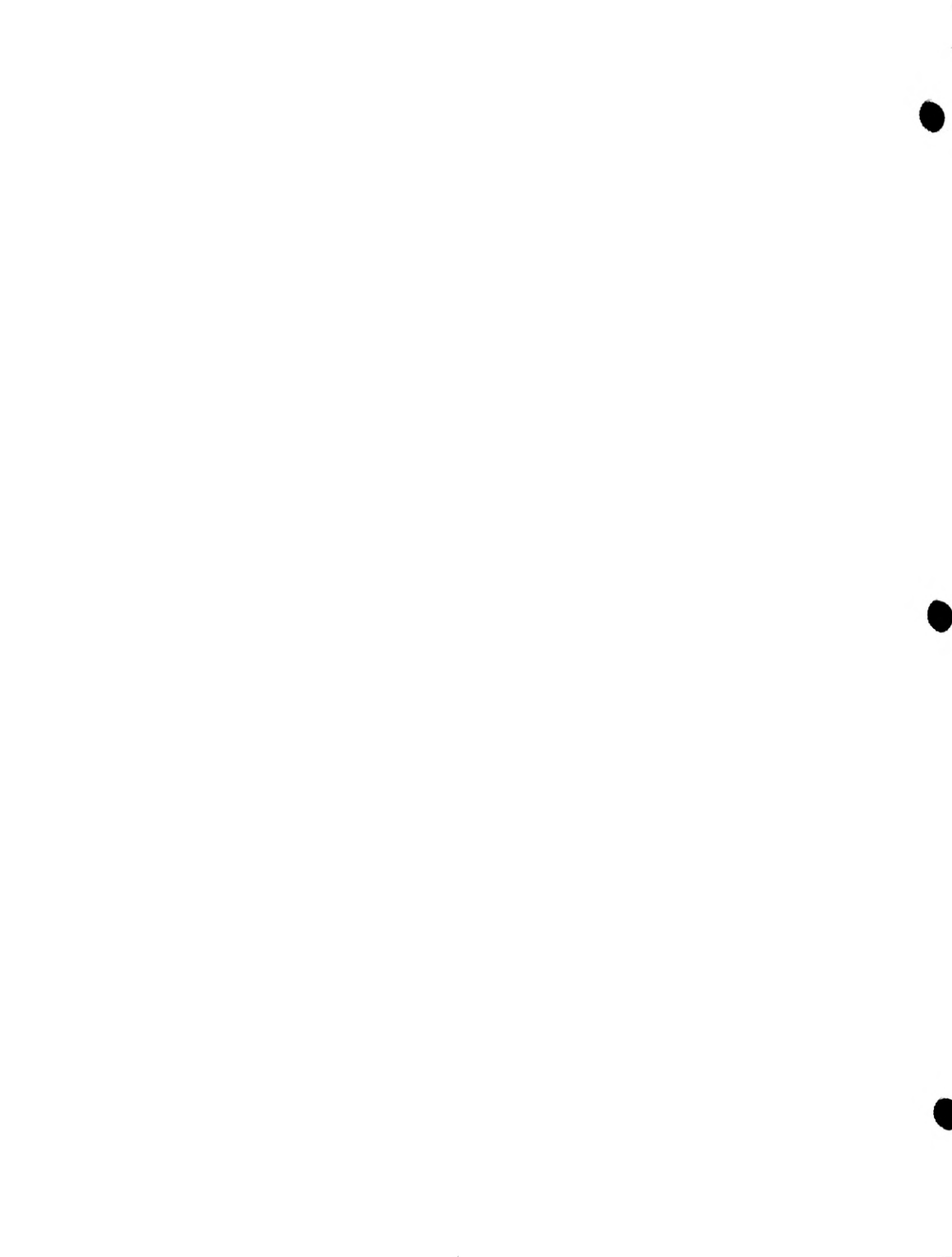
Cablevision currently has no underground facilities in these discontinuance portions and therefore has no objection to this action.

Sincerely,



Robert Glynn
Cablevision of Boston
787-6730







New England Telephone

A NYNEX Company

1070 Hancock Street

Floor 4

Quincy, Massachusetts 02169

Phone (617) 847-9066

DECEMBER 17, 1991

ALLEN & MAJOR ASSOCIATES
400 WEST CUMMINGS PARK
SUITE 5050
WOBURN, MA 01801

ATTN: JERRY PLOTKIN

SUBJECT: THE DISCONTINUANCE OF PORTIONS OF PINE STREET AND MARGINAL
ROAD.

MR. PLOTKIN:

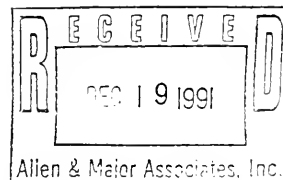
WE HAVE REVIEWED OUR FACILITIES FOR POSSIBLE CONFLICTS IN YOUR AREAS OF
STREET DISCONTINUANCE IN PINE STREET AND MARGINAL ROAD. WE APPROVE OF
YOUR PLAN OF DISCONTINUANCE AS NO TELEPHONE FACILITIES WILL BE AFFECTED
BY YOUR WORK.

IF YOU NEED ADDITIONAL INFORMATION PLEASE CONTACT ME ON (617) 847-9056.

ROBERT S. REGOLINO
L.T.P.

CC: R.ANDRADE
J.MCNUTT

RR42/pas



BOSTON
THERMAL ENERGY
CORPORATION

December 19, 1991

Mr. Jerry Plotkin
Allen & Major Associates
400 West Cummings Park, Suite 5050
Woburn, MA 01801

Re: A & M Project #886-01

Dear Mr. Plotkin:

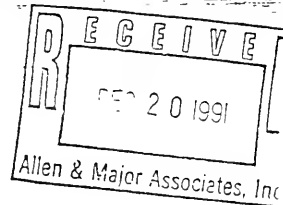
This is to inform you that BTEC has no underground facilities in the proposed discontinued portions of Pine Street or Marginal Road, and have no objections to the relocation of these streets.

Very truly yours,



Wayne R. Bourn
Sr. Mechanical Designer

WRB:bb

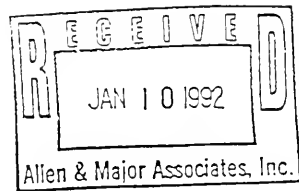


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BOSTON EDISON
1165 Massachusetts Avenue
Dorchester, Massachusetts 02125



January 8, 1992

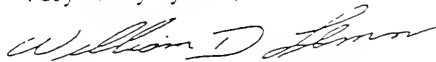
Mr. Jerry Plotkin
Assistant Project Manager
Allen & Major Associates, Inc.
400 West Cummings Park
Suite 5050
Woburn, Massachusetts 01801

Re: A & M Project #866-01
Discontinuance of Portions
Pine Street & Marginal Road
Boston, Massachusetts

Dear Jerry:

The Boston Edison Company has no objections to the proposed discontinuance of portions of Pine Street and Marginal Road, Boston.

Very truly yours,

A handwritten signature in cursive script, appearing to read "William D. Lemos".

William D. Lemos - Supervisor
Rights & Permits
Distribution Division

WDL/svp

